

**IDAHO DEPARTMENT OF PARKS AND RECREATION**

**NOTICE OF 2015 FEES;  
NOTICE OF APPRAISER'S REPORT; AND  
NOTICE OF PROCEDURES AND DEADLINES FOR APPRAISAL APPEALS**

**To: Heyburn State Park Recreational Residence Lessees**

**Introduction:**

This Notice is being provided to all Lessees of recreational residences within Heyburn State Park. Please review it carefully, as this Notice and the process described herein will serve as the basis for determining rents and fees for recreational residence leases for the years 2015-2019 and fees for 2015. This Notice and all supporting documentation will also be posted on the website of the Idaho Department of Parks and Recreation (IDPR) at the following address:

<http://www.parksandrecreation.idaho.gov/heyburn-leases>

**Fees:**

As provided in your lease, IDPR staff has established the following annual fees for water services, sewer services, and trash collection/street lighting for 2015:

<b>Fee Type:</b>	<b>Cabin Leases</b>	<b>Float Home Leases</b>
Water	\$119.11	\$59.56
Sewer	\$614.00	\$307.00
Trash/Streetlights	\$144.35	\$73.50
<b>Total</b>	<b>\$877.46</b>	<b>\$440.06</b>

Water service and sewer service fees are based on the enclosed life cycle analyses for the Heyburn State Park water system and the Heyburn State Park central sewage treatment system. Fees for trash service and street lighting are based on the estimated costs of providing such services to the Lessees. Water and sewer service fees for float home owners are reduced by 50 percent to reflect their limited access to the provided services.

**Rent:**

Current leases fix rent at 3.75% of the fair market value ("FMV") of the recreational residence sites (i.e., the value of the land only, and excluding the value of any improvements belonging to Lessees). The Park and Recreation Board ("Board") hired an appraiser to determine the FMV of each recreational residence site. The appraised value of your lot is reflected in the attached "Heyburn Lease Appraisal Comparison 2014." The methodology used by the appraiser to determine the value of the recreational residence sites is fully explained in the Appraiser's Report, posted at <http://www.parksandrecreation.idaho.gov/heyburn-leases>. If you do not have access to

the internet you may request a written copy of the Appraiser's Report by contacting David White, at the address provided at the end of this notice.

**Appraisal Appeals Process:**

If you believe the appraised value of your recreational residence site does not reflect FMV, you may appeal the findings in the Appraiser's Report. Appeals should be specific and supported by appropriate argument and documentation of any asserted facts. You have the option of hiring your own appraiser to support your appeal. All appeals of the Appraiser's Report must be received and date stamped at the IDPR North Region Office at the address provided at the end of this notice by **3:00 pm (PST), April 10, 2014**.

Your appeal of the Appraiser's Report will be processed in accordance with the procedures provided in your lease. IDPR staff will review all appeals and determine if an adjustment to value is indicated. The results of IDPR's review will be published as IDPR Staff Findings. You will be provided with a copy of the IDPR Staff Findings by **May 10, 2014**.

If you are not satisfied with the IDPR Staff Findings, you will have the right to further appeal such Findings by filing a Notice of Appeal. This Notice of Appeal must be received and date stamped at the IDPR North Region Office at the address provided at the end of this notice by **3:00 pm (PST), June 10, 2014**. All appeals will be referred to an Appeals Panel. A time and place for the hearing before the Appeals Panel will be established once all Notices of Appeal are received and notice of the hearing date will be provided to all Lessees.

The Appeals Panel will send a Notice of the Recommended Action to the lessee by a date to be determined based upon the number of appeals and the review time required. The Appeals Panel will forward the Notice of Recommended Action to the Idaho Parks and Recreation Board. If the lessee seeks further relief from the recommended action, the lessee shall file a request through the IDPR North Region Office to appear before the Board. This Notice of Appeal must be received and date stamped at the IDPR North Region Office as identified in the recommended action notice. The request to appear before the Board shall contain a statement of the general purpose of the requested appearance and the relief sought.

**Deadlines:**

**April 10, 2014, 3:00 pm (PST)**

All appeals of the Appraiser's Report must be received and date stamped at the IDPR North Region Office.

**May 10, 2014**

IDPR Staff Findings regarding Appraiser Report appeals will be sent to respective lessees.

**June 10, 2014, 3:00 pm (PST)**

All appeals in response to Staff Findings must be received and date stamped at the IDPR North Region Office.

**To Be Determined (TBD)**

Appeals Panel will send a Notice of the Recommended Action to respective lessees.

**TBD (30 days after Notice of Recommended Action)**

All requests for relief from Appeals Panel Notice of Recommended Action must be received and date stamped at the IDPR North Region Office.

Appeals received after the above-stated deadlines will not be considered.

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CONTACT INFORMATION:

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2885 Kathleen Avenue, Suite 1  
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The following documents are available for review at the following web address <http://www.parksandrecreation.idaho.gov/heyburn-leases>. If you do not have access to the internet you may request a written copy of any of these documents by contacting David White as provided.

- 2014 Appraisal Report: Heyburn State Park Recreational Residence Sites
- 2008 Appraisal
- Heyburn Lease Appraisal Comparison 2014
- IDAPA 26.01.21 Rules Governing Leasing Practices and Procedures for Recreational Residences Within Heyburn State Park